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August 11, 2025

VIA FIRST CLASS MAIL:

Honorable Philip Bently
United States Bankruptcy Court
One Bowling Green, Suite 602
New York, NY 10004-1408

Re: 1300 Desert Willow Road, LLC; case no.:25-11375

Dear Judge Bently:

Please find attached an appraisal that the Debtor obtained in 2023 related to an effort to obtain alternative financing at that time. The appraisal assumes the existence of an additional lease that never came to fruition. Therefore, the Debtor does not represent that this is a precise current valuation of the property.

However, the Debtor respectfully submits the appraisal in support of the validity and reasonableness of the Debtor's estimation of its property value in the range of between \$40,000,000 and \$50,000,000.

Thank you for your attention to this matter.

Very truly yours,

/s/ H. Bruce Bronson
H. Bruce Bronson

cc: Brigid Ndege, Esq.
Jarret P. Hitchings, Esq.
Rachel Siegel, Esq.